



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 20, 2015

1501-PUD-01

Exhibit 1

Docket Number: 1501-PUD-01 (Ordinance No. 14-55)

Petitioner: Estridge Development Management, LLC

Request: A text amendment to modify the architectural and open space standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District (Ordinance 12-14)

Current Land Use: Residential / Agricultural

Zoning History:

1205-PUD-05	Original PUD Ordinance (Ordinance 12-14) (01/14/13)
1405-DP-16	Development Plan (Section 1 & 2) (05/19/14)
1405-SPP-13	Primary Plat (Section 1 & 2) (05/19/14)
1405-SFP-17	Secondary Plat (Section 1) (10/23/14)
1408-SFP-28	Secondary Plat (Section 2) (pending)
1409-SPP-18	Primary Plat (Mixed Use District) (postponed)

Exhibits:

1. Staff Report
2. Zoning District Map
3. PUD Ordinance Excerpts
4. Amendment Ordinance (redline)
5. Exhibit B: Cottage Collection Homes
6. Open Space Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the December 8, 2014, City Council meeting. The petition received its public hearing at the January 5, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the January 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District Ordinance No. 12-14 (the “PUD Ordinance”) for the “Single Family Residential District” of the Harmony PUD District, which is located along the west side of Ditch Road, both north and south of 151st Street (collectively, the “Property”) (see **Exhibit 2**). An exhibit (Exhibit B) has been incorporated into the amendment ordinance to specifically identify which lots would be subject to this amendment.

Amendment Request: The Petitioner is requesting an amendment to the architectural standards and open space standards applicable to the Property, as further described below.

1. **Architectural Standards:** The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards¹: “defined architectural designs” or “conventional design guidelines” (see PUD Ordinance excerpts at **Exhibit 3**).
 - a) **Rear-Loading Lots:** Since the adoption of the PUD Ordinance, the Petitioner has designed a series of homes called the “cottage collection homes” (see **Exhibit 5**) for rear-loading lots.

The Cottage Collection Homes, which are rear-loading homes, don’t neatly meet the standards of either the “defined architectural designs” or “conventional design guidelines”. As a result, this amendment will allow a third option for homes on rear-loading lots to be substantially similar to the “cottage collection homes” (incorporated as **Exhibit B** of the proposed amendment ordinance).
 - b) **Conventional Design Guidelines:** The proposed amendment also incorporates additional qualifying characteristics and architectural features for the rear façade requirements for homes complying with the conventional design guidelines of the PUD Ordinance. The additional features are similar to those offered in the UDO’s requirements² for side and rear building facades for homes on the perimeter lots of a development.
2. **Open Space Standard:** The PUD Ordinance requires a minimum of sixty-nine (69) acres of Open/Green Space (“Open Space”) throughout the District³. When the PUD Ordinance was adopted, the zoning ordinance required a twenty-foot (20’) wide buffer yard along single-family lots abutting AG-SF1 District properties. As a result, the Petitioner anticipated these buffer yards (see

¹ Section 3.4(A) *Architectural Standards* of the PUD Ordinance.

² Article 6.3(C)(1)(b) *Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots; Rear/Side Building Façade Enhancements* of the UDO.

³ Section 1.3 *General Provisions; Open/Green Space* of the PUD Ordinance.

Exhibit 6) would be placed in a common area, so the PUD Ordinance included this buffer yard in the minimum Open Space requirement.

Since the adoption of the PUD Ordinance, however, the City adopted the Unified Development Ordinance (the “UDO”) which now requires a minimum thirty-foot (30’) wide buffer yard instead of twenty-feet (20’). In order to accommodate this wider buffer yard without reducing lot sizes or buffer yard requirements, the Department recommended the Petitioner place the required buffer yard in a landscape easement rather than in common area.

The Petitioner was amicable to this change; however, it would predicate the adjustment of the PUD Ordinance’s minimum Open Space requirement because these buffer yards would no longer be in common area but rather on individual lots. As a result, this amendment adjusts the minimum Open Space acreage requirement accordingly (see effected areas in **Exhibit 6**).

PUBLIC HEARING COMMENTS

At the December 8, 2014, Council introduction, the Council shared a concern about the side elevation of homes that face a street or open space. In response to that concern, the Petitioner modified the ordinance, as presented at the January 5, 2015, Plan Commission public hearing, to require the side elevation of the homes with the outdoor living area to be oriented towards the street.

At the January 5, 2015, public hearing, the Plan Commission commented there were specific plans that had side elevations (outdoor living area side) that were of a concern if they were oriented towards the street. The Plan Commission’s suggestion was to either prohibit the plans on corner lots or enhance those side elevations. Following the public hearing, the Department identified the following specific plans that were noted as being of concern: EH-1030, EH-1045, EH-1060, EH-1075 and EH-1090.

In response and in working with the Department, the Petitioner has modified the proposed amendment (see **Exhibit 4**) to require additional windows be provided for those specific plans. In addition, an exhibit (Exhibit B) has been incorporated into the amendment ordinance to identify which lots this amendment applies to, and then to also identify which lots qualify as end lots that would be subject to the orientation and enhanced window requirements.

STAFF COMMENTS

The Petitioner has incorporated the Department’s recommendations into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed amendment ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.